

TOWN OF LANESBOROUGH
PLANNING BOARD
Minutes
Monday, March 15, 2021
6 P.M.

Members Present: Chair, Jamie Szczepaniak, Vice Chair, Jeff DeChaine, Barb Hassan, Gwen Miller, Joe Trybus

Mr. Szczepaniak opened the meeting at 6:00 PM

1) Minutes - January & February

Ms. Hassan moved the minutes of the January & February meetings.

Mr. Trybus seconded the motion.

The motion carried unanimously.

2) ANR - None at time of posting

3) New Business

a) SITE PLAN REVIEW - Trybus, 291 North Main St.

Mr Trybus recused himself from the hearing and noted that he is changing the use of the old motel at 291 North Main Street from a motel that has been abandoned to 4 1 bedroom apartments.

Mr. Szczepaniak moved to approve the plan as submitted.

Ms. Hassan seconded.

The motion carried by unanimous roll call.

b) SITE PLAN REVIEW - Graves, 495 North Main St.

Mr. Scott Graves and Mr. Mark Scoco of SK Design presented the plans for the 495 North Main Street proposal this is a change of use to a boat dealership. There are plans for a pole barn and a total revamping of the old Tack Shop.

The Board expressed concern about the poor quality of the site plans.

Mr. Szczepaniak stated he is not pleased that the building permit was issued before this site plan was completed.

Mr. Graves noted that he ran this through the Building Department and Conservation Commission and this was only discovered after the fact.

Mr. Szczepaniak asked about the use of the pole barn.

Mr. Graves stated that it is for storage.

Mr. Trybus asked about parking.

Mr. Graves stated that most of his sales are off site and remote.

The Board noted that it is hard to judge the impact of the parking lot because there's not enough information on the plans.

Mr. Soco stated that the bulk of the parking is the gravel between the Tack Shop and the new barn. We didn't show delineated parking spots because its gravel but it will fit 22 cars.

The Board discussed lot coverage.

Ms. Hassan noted that it is difficult to figure out lot coverage without good information.

The Board discussed continuing the application due to a lack of information.

Mr. Trybus moved to continue to the April 20 hearing.

Mr. DeChaine seconded.

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The motion carried by unanimous roll call.

c) Communication with Board of Selectmen

Mr. Szczepaniak stated that the Selectboard has had concerns about the meetings lately and communications with the board. It was suggested that the Selectboard members read the minutes.

Ms. Hassan noted she did that before she ran for the Board.

The Board agreed this was a good solution.

The Board also discussed a Master Plan, some Selectboard members are thinking about a Master Plan.

Ms. Hassan stated that she spoke to Mr. Groff back in '18 and he recommended that the 2020 Census should come out first.

d) PUBLIC HEARING - Zoning Bylaw Re Codification

Mr. DeChaine assumed the chairmanship as Mr. Szczepaniak had to depart.

Mr. Groff stated that this is the result of a long process starting with the previous Town Manager to get the Town's bylaws recodified and updated by the General Code Co. No substantive changes are being made to the zoning.

The Board's action here is to recommend to Town Meeting an action on the proposal. Should it be adopted or rejected?

Mr. Trybus moved to recommend Town Meeting adopt this proposal.

Ms. Hassan seconded.

The motion carried by unanimous roll call. (3 voting, 2 absent).

4) Old Business

a) Mixed Commercial Zoning District

Mr. Groff gave an overview of the Mixed Commercial Zoning District changes, noting that he feels that this is ready for forwarding to the Board of Selectmen for inclusion in the Town's upcoming Town Meeting Warrant.

Mr. Groff added the major change from last time is the addition of the environmental controls introduced by Ms. Miller, these are minor in nature and bring us into alignment with modern best practices.

Ms. Hassan asked if she would be helpful in doing an additional review of the proposal.

Mr. Groff noted he would appreciate that assistance.

Mr. Trybus moved to forward the proposal to the Board of Selectmen.

Ms. Hassan seconded.

The motion carried by unanimous roll call. (3 voting, 2 absent).

b) Town Meeting Schedule

Mr. Groff noted that the meeting is still on schedule for June, likely outdoors.

5) Correspondence

The Board received some minor correspondence from neighboring towns.

6) Adjournment

The meeting was adjourned at 7:31 PM.